



Coach House



# Coach House

St. Stephen, St. Austell, Cornwall, PL26 7RL

St Austell 5 miles A30(T) 5 miles Truro 12 miles

A most spacious detached house,  
garage and garden - towards the edge of  
St Stephen

- Reception Hall & Hallway
- Large Living Room
- 4 Bedrooms (1 En-Suite) & Bathroom
- Rear Hall/Boot Room
- Freehold
- Dining Room
- Kitchen
- Level Surrounding Garden & Outside Parking
- Attached Garage
- Council Tax Band D

Guide Price £460,000

## SITUATION

The property is situated off Rectory Road in the thriving community of St Stephen. Indeed, the village includes a village school, post office, public house, fish and chip shop, take away Chinese restaurant, hairdressers, primary school, secondary school, church, surgery, playing fields, village hall, garages, bowling green and recreational facilities.

These are supplemented further by the town of St Austell about 5 miles to the east and the cathedral city of Truro about 12 miles to the southwest being the commercial and retail centre of Cornwall. There is a railway station on the London Paddington line at St Austell and a junction to the A30(T) about 5 miles to the north.

## DESCRIPTION

The approach to Coach House is via a stone pillared vehicular opening to a level tarmac drive for a number of vehicles. The accommodation is well-presented and as shown on the attached floor plan is deceptively spacious.

On the ground floor, a part opaque glazed uPVC front door with matching opaque side light opens to a Reception Hall with balustrade stairs off to first floor and doors off to the Dining Room and Living Room and access through to a rear Hallway.

The Living Room is a particularly well-proportioned room with wood-burner set on stone hearth and full height double-glazed doors to the outside garden, and the Dining Room is a delightful double aspect room with full length glazed doors to outside, fitted bookshelving and opening through to the Kitchen.



The Kitchen with tiled floor and pitched ceiling with velux window comprises a matching range of Shaker style kitchen units with worktops to splashback tiling and with single drainer sink unit with vegetable bowl and mixer tap, electric range style oven with electric rings to extractor hood over, dishwasher, larder cupboard, space and plumbing for washing machine, space for freestanding refrigerator freezer, dishwasher and matching island unit.

Off the Kitchen is a door through to a Rear Hall/Boot Room with double aspect, Storage Cupboard, part glazed door to outside and sliding door to the Integral Garage with up and over door, power and lighting.

From the Kitchen there is access through to a rear Hallway off which is a contemporary fully tiled Bathroom including a freestanding modern side filling bath, shower cubicle, close coupled wc, vanity washbasin and chrome wall mounted towel radiator. Adjacent is a downstairs Bedroom with double aspect.

On the first floor off a Landing is a Master Vaulted Bedroom with double aspect, Velux window and door to a fully tiled En Suite Shower Room with large walk-in shower cubicle, chrome wall mounted towel radiator, close coupled wc, modern vanity unit, bathroom cabinet with side mirror and courtesy lighting; two other Bedrooms; and a Separate WC with close coupled wc and vanity washbasin

#### **INCLUDED IN THE SALE**

The two double wardrobes with base drawers in the Master Bedroom, carpets and curtains are included in the sale.

#### **OUTSIDE**

Around the house are level well stocked gardens with areas of lawn to flower and shrub borders – the boundaries being clearly defined by Cornish hedging or block wall. In the southeastern corner a small timber Garden Shed and adjacent Log Store.

#### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### **DIRECTIONS**

Travelling on the A3058 towards St Austell, drive into the village of St Stephen, continue up the hill, pass the Nisa local shop and turn right into Park Gwyn. Drive up the hill, follow the road around to the left, pass Brannel Surgery, continue towards the school and Coach House will then be seen on the right-hand side.

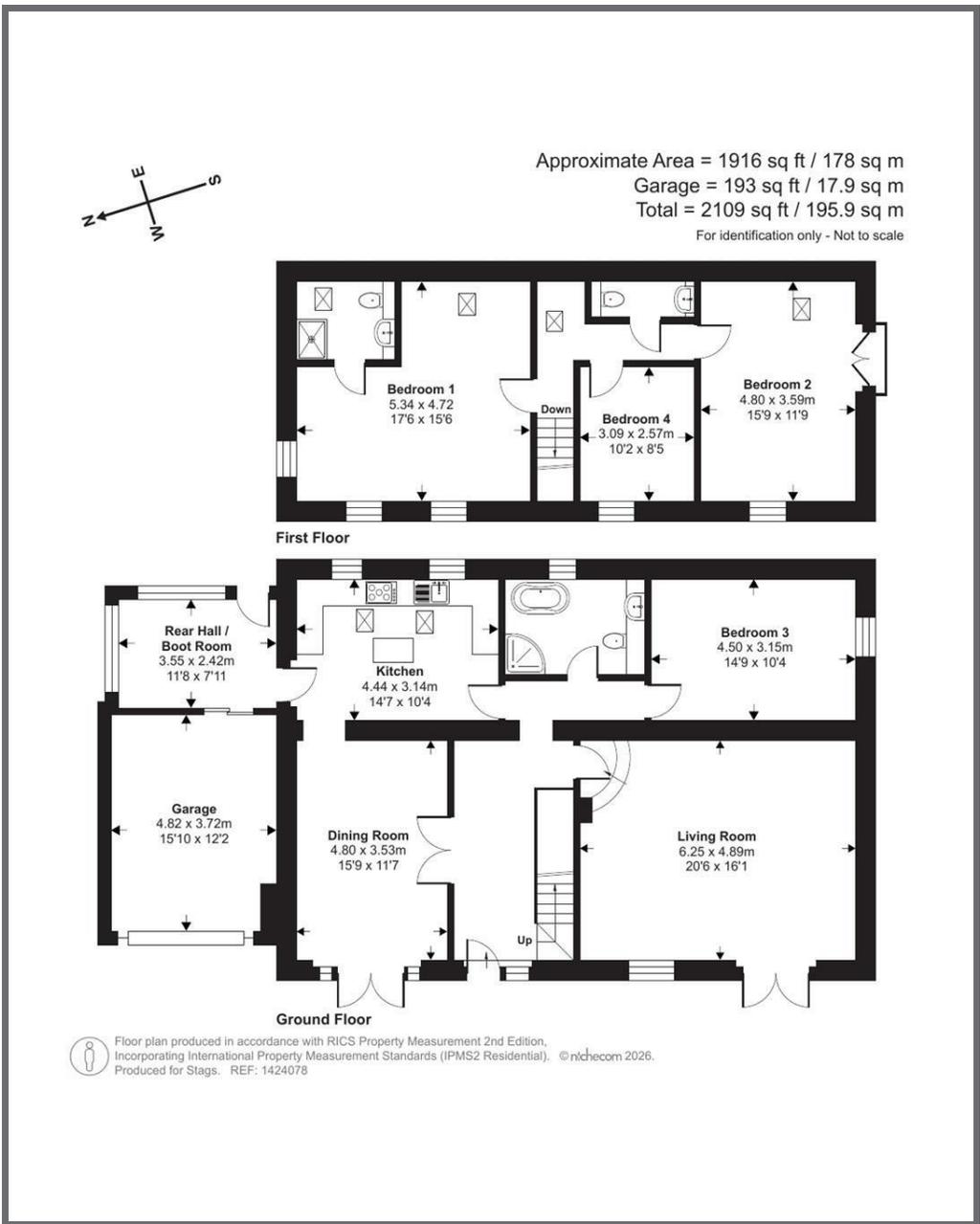
#### **SERVICES**

Mains water, electricity and drainage connected. Central heating via Air Source Heat Pump. Double-glazed.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02, EE, and Vodafone good indoors, and Three variable indoors. EE, 02, Three and Vodafone good outdoors (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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